

**TOWN OF SARATOGA**  
**ZONING BOARD OF APPEALS DRAFT MINUTES**  
**February 24, 2025**

Chairman William Moreau called the meeting to order at 7:00 p.m. and led the flag salute.

Chairman William Moreau welcomed everyone to the meeting and proceeded to review the *Rules of the Board*.

Zoning Clerk Linda McCabe called the roll: Chairman William Moreau – present, Clifford Hanehan – present, Thomas Carrangi – present, Steve Mehan – present, Christopher Benn – present, Alternate Andy Ellis – present, Mark Solan – absent, Rick Burke – absent.

Due to the absence of Mark Solan and Rick Burke, Alternate member Andy Ellis was elevated to full voting status.

Also present: Zoning Officer Gil Albert, Joshua Baranowski, Robert Hodorowski, Labbie Rabiou and Garry Robinson. (Sign-in sheet is on file in the Clerk's office.)

Approval of Minutes: **A motion was made by Christopher Benn, seconded by Steve Mehan, to accept the minutes of January 27, 2025 as written.** Chairman William Moreau – aye, Clifford Hanehan – aye, Thomas Carrangi – aye, Christopher Benn – aye, Steve Mehan – aye, Andy Ellis – aye, Mark Solan – absent, Rick Burke – absent.  
**Carried 6 - 0**

**Area Variance**

**Joshua Baranowski #25-03**  
**300 NYS Rt. 32**  
**Schuylerville, NY 12871**  
**S/B/L 182.-1-61 Rural District**

Applicant seeks a 10% building coverage variance and a 9' back setback variance in order to construct a deck to the rear of his existing home.

Applicant Joshua Baranowski appeared before the Board and reviewed his application and stated due to the steep ditch behind his home, he'd like to utilize the outdoor space by building a 200 sq. ft. deck in the rear of his property. Currently it is unusable space. He looked at filling it in, but in so doing it would create issues on the other side of his property, so building a deck will give them the ability to enjoy the outdoors more. There are no homes behind him, just woods, so no one will be affected by allowing this.

Steve Mehan questioned if he's building off the back of his house and if he built the block foundation.

Applicant Joshua Baranowski responded no, he's building off the garage. The block foundation was existing when he purchased the house.

After a lengthy discussion between the applicant and Board, the Board said he needs to stay 5' away from the house and the property line, otherwise he'll have to build the deck with noncombustible materials due to NYS fire codes. The Board reviewed a couple different



Chairman William Moreau asked if anyone further wished to speak; seeing no one, **Chairman William Moreau closed the Public Hearing at 7:37 p.m.**

Chairman William Moreau asked the opinion of the Zoning Officer. Zoning Officer/Building Inspector Gil Albert stated he has no objections and he's improving the property.

Chairman William Moreau went through the Balancing Test for Area Variance, line by line, with the Board to balance benefit to the Applicant with detriment to health, safety & welfare of the community:

1. *Whether benefit can be achieved by other means feasible to applicant* – Christopher Benn, Clifford Hanehan and Chairman William Moreau said no; it's a pre-existing small lot and he's improving it; Board members agreed.
2. *Undesirable change in neighborhood character or detriment to nearby properties* – Chairman William Moreau said no, he's cleaning it up; entire Board agreed
3. *Whether request is substantial* – The Board members said no, it's pre-existing, and he's reducing lot coverage.
4. *Whether request will have adverse physical or environmental effects* – Clifford Hanehan said no, he's staying within floodplain regulations; Board members agreed.
5. *Whether alleged difficulty is self-created (relevant but not determinative)* – Chairman William Moreau said yes, he's building; and no, it's a pre-existing, substandard lot and he's not increasing the coverage; the entire Board agreed.

Chairman William Moreau asked if there were any further questions or comments; there were none.

**A motion was made by Clifford Hanehan, seconded by Christopher Benn, to accept the application with the slight changes of removing the front setback as it is no longer needed, and granting the 13' two sides setback variance.** Chairman William Moreau – aye, Clifford Hanehan – aye, Thomas Carrangi – recused, Steve Mehan – aye, Christopher Benn – aye, Andy Ellis – aye, Mark Solan – absent, Rick Burke – absent.

**Carried 5 – 0, 1 recusal.**

**Granted**

*(Board member Thomas Carrangi rejoined the Board.)*

**Old Business:** None

**New Business:** None

**A motion was made by Clifford Hanehan, seconded by Steve Mehan, to adjourn the meeting at 7:42 p.m.** Chairman William Moreau – aye, Clifford Hanehan – aye, Thomas Carrangi – aye, Christopher Benn – aye, Steve Mehan – aye, Andy Ellis – aye, Mark Solan – absent, Rick Burke – absent.

**Carried 6 – 0**

**Meeting Adjourned**

**The next regular meeting will be March 24, 2025, at 7:00 p.m.**

**\*All submittals must be to the Clerk's office no later than 8:45 a.m. March 10, 2025, to be on the agenda.**

Respectfully submitted,

Linda McCabe  
Zoning Clerk

~Meeting dates are subject to change~